

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Stacie Anaya, Director of Parks and Recreation

**DATE:** June 1, 2026

**SUBJECT:** **Approval of a American Insitute of Architects (AIA) Agreement Between the City of Lewisville and GFF Inc. dba Good, Fulton, & Farrell, Inc for Architectural Services for the Design for Lewisville Nature Center; in the Amount of \$1,390,060; and Authorization for the City Manager or Her Designee to Execute the Agreement.**

### **BACKGROUND**

The Lewisville Nature Center originates from the City of Lewisville's identification of key natural areas in the Lewisville 2025 Plan. This plan introduced the "Green Centerpiece" concept as a strategy to preserve and provide public access to a central natural area, while also supporting economic development and attracting residents and businesses.

In 2022, the Green Centerpiece Master Strategy established actions for capital investment in public infrastructure, including the planning and construction of a Nature Center within the Lewisville Lake Environmental Learning Area (LLELA) to provide educational and visitor services.

The Healthy Infrastructure Plan (HIP), adopted in 2023, further identified the development of a Nature Center within LLELA as a high-priority need (High Priority Need 2.3.2). That same year, PROS Consulting conducted a design charrette to define programmatic and facility components. The charrette identified key design priorities, including building size, classroom space, interpretive areas, retail space, and administrative functions.

In 2024, a business plan for the Nature Center was completed. This plan included a market analysis for 25 and 50 mile service areas, operational and staffing models, and a financial pro forma. The pro forma applied the PARD's Financial Support and Sustainability Strategy, targeting approximately 50% cost recovery through programs, rentals, memberships, and fundraising.

In August 2025, the City issued a Request for Qualifications (RFQ) to identify a qualified architectural firm to design the Nature Center. The RFQ established a scope aligned with the City's expectations for design and construction, including design priorities, community impact, and budget considerations. Specifications were created in accordance with Texas Local Government Code Chapter 2254.004.

## **ANALYSIS**

On September 18, 2025, a total of fifteen (15) architectural firms submitted qualifications. City staff from the Parks and Recreation, Public Services, and Finance Departments evaluated the proposals using the following criteria:

- **Team Composition and Expertise** 30 pts
- **Relevant Experience** 40 pts
- **Team Integration and Project Management** 30 pts

Following evaluation, the City identified GFF Design, GSBS Architects, and Gensler as the three (3) finalists. These firms were selected to develop and present conceptual designs to support final selection.

Each finalist entered into a Professional Services Agreement (PSA) for \$10,000 to develop a conceptual design. These concepts served as the basis for selecting the final design team, and the City will retain ownership of all submitted concepts.

The finalists participated in a mandatory visioning and fact-finding workshop in October 2025. This workshop included staff from Parks and Recreation, Public Services, Finance, and the City Manager's Office, as well as LLELA partners from the University of North Texas, Lewisville Independent School District, and Friends of LLELA.

The shortlisted firms were given approximately 60 days to prepare and present their conceptual designs, which were delivered to City staff on December 17, 2025. The evaluation committee reviewed the presentations using the following criteria:

- **Quality of Design and Reflection of Lewisville** 25 pts
- **Presentation** 20 pts
- **OPPC within Budget** 05 pts

Following evaluation, GFF Design was identified for recommendation for contract award for the design of the Nature Center, with an estimated cost of \$1,390,060.

GFF anticipates completing the design in approximately eleven months, dependent on review timelines from the U.S. Army Corps of Engineers. Additionally, GFF will provide bidding and construction administration services, which are anticipated to take approximately twenty additional months. Funding for this project is available through the Nature Center capital improvement project.

**CITY STAFF'S RECOMMENDATION**

That the City Council approve the award and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.